

# FOR SALE

755 NORTH LA BREA AVENUE

LOS ANGELES, CA 90038

**FABULOUS FREE-STANDING CORNER  
PROPERTY WITH SECURED PARKING**

**OWNER USER OR INVESTOR OPPORTUNITY  
DELIVERED VACANT**

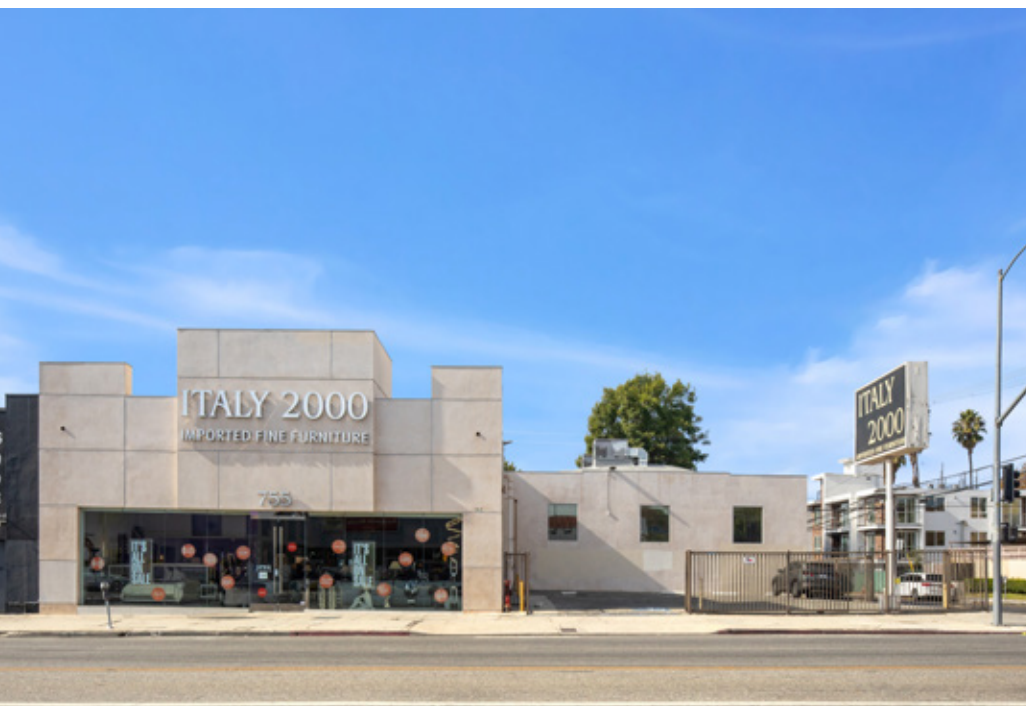


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**CBRE**

# FREE-STANDING GEM (TREMENDOUS EXPOSURE)





# THE NEIGHBORHOOD

One of a kind Free-Standing corner property in the heart of La Brea Ave. This property has secured on-site parking and is located at a signalized corner. Neighboring tenants include: HEIMAT, Pinks Hot Dogs, Rick Owens, Sprouts, Sightglass Coffee, Brella, Bludsoe's BBQ, Best Buy, and all off the great fashion/ design tenants along La Brea Ave!





# HIGHLIGHTS



**BUILDING:** ±7,550 SF PLUS  
±2,286 SF MEZZANINE  
**LAND:** ±10,504 SF  
**SALE PRICE:** \$6,950,000  
**ZONING:** LAC4  
**APN:** 5525-009-001 & 5525-009-002  
**LEGAL ADDRESS:** 757 N LA BREA AVE / 7106 WARING AVE  
LOS ANGELES, CA 90038

\*Buyer to confirm zoning and particular uses allowable by the City at the Site.



**Ultra High Bow-Truss Ceiling**



**Secured Adjacent Parking Lot**



**Great Pole Sign**



**Amazing Storefront Glass & Facade**



**Beautifully Renovated Property**

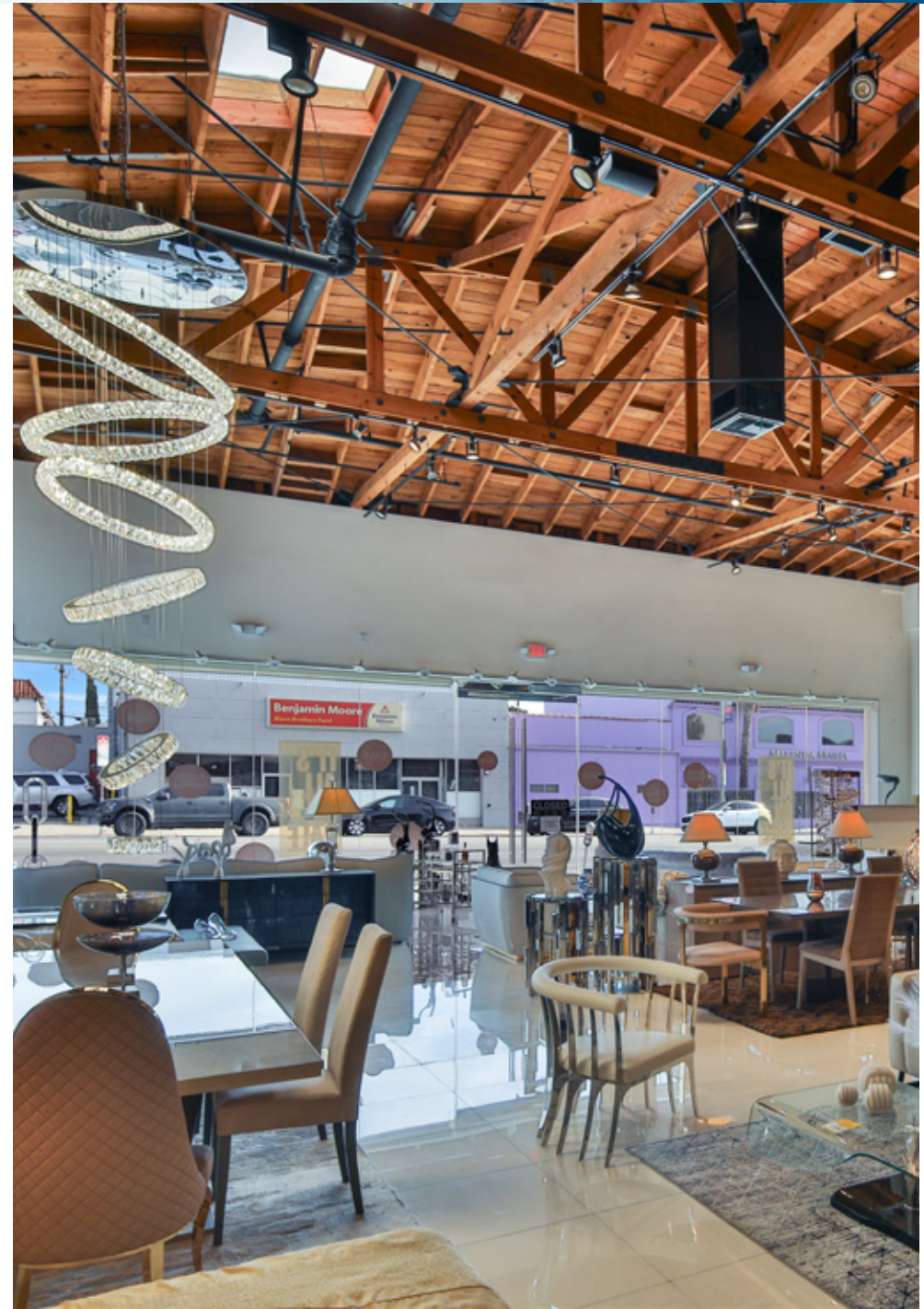


**Signalized Corner**



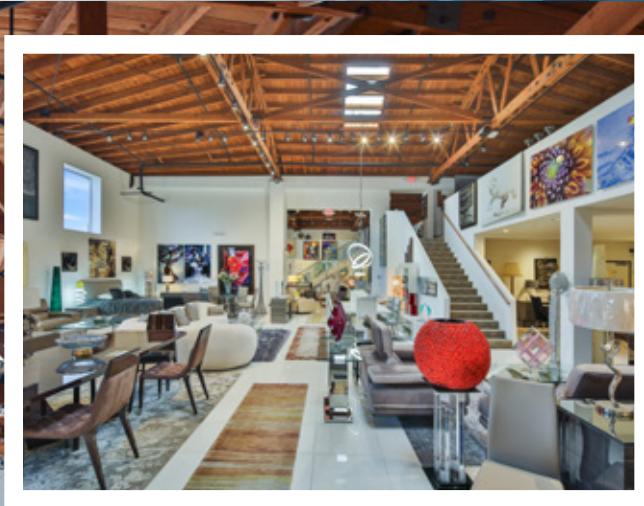
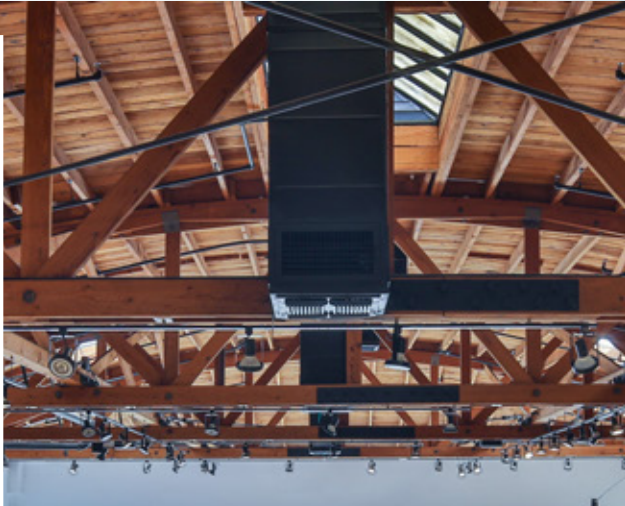
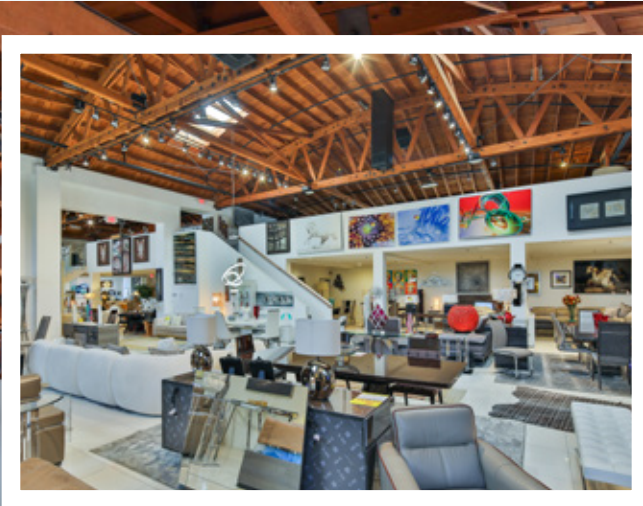


# INTERIOR





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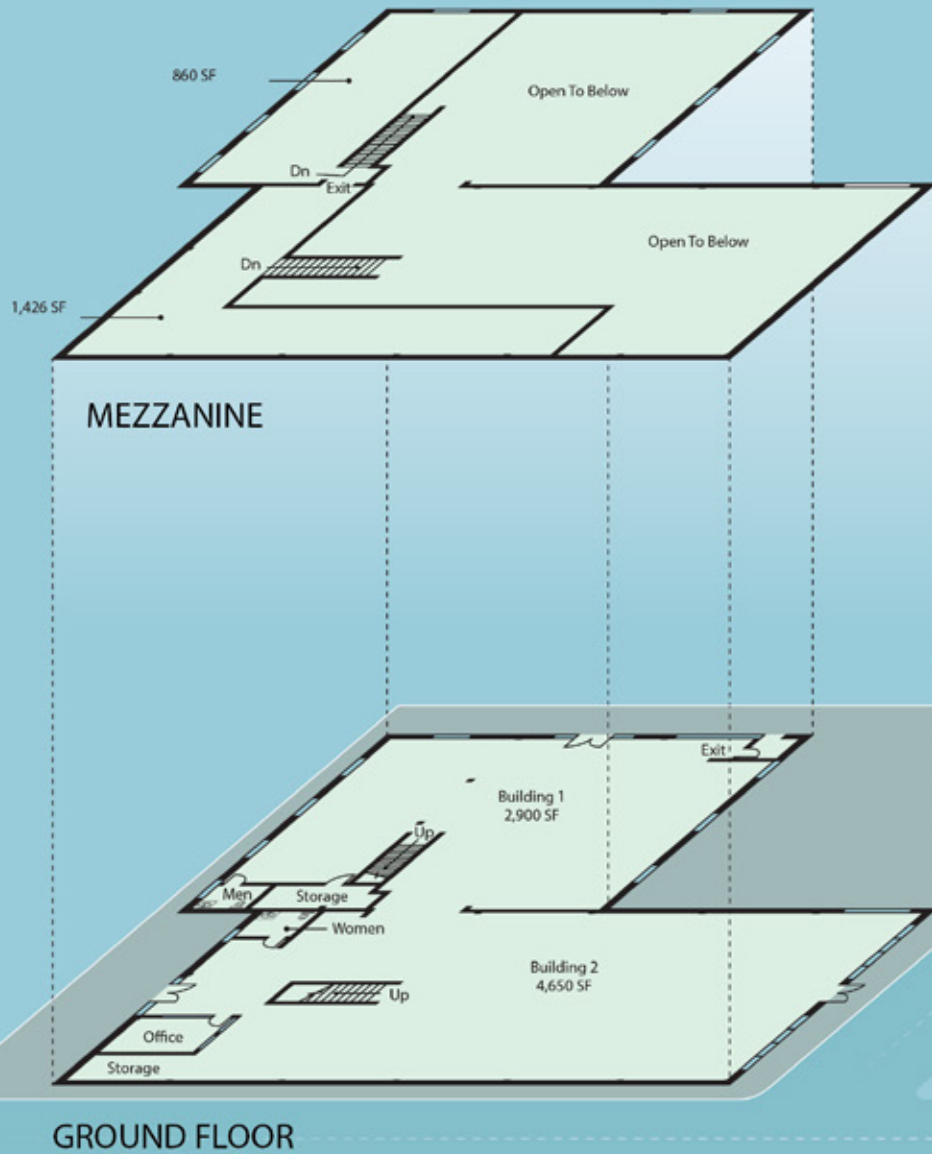


# ATTACHED PARKING





# FLOOR PLAN





# THE AREA



CENTURY CITY

BEVERLY HILLS

PACIFIC  
DESIGN CENTER

WEST HOLLYWOOD

HOLLYWOOD HILLS

BEVERLY CENTER  
CEDARS-SINAI

MELROSE AVE

755 N LA BREA AVE  
LOS ANGELES, CA 90038

PINK'S HOT DOGS

LA BREA AVE





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# SITE PLAN

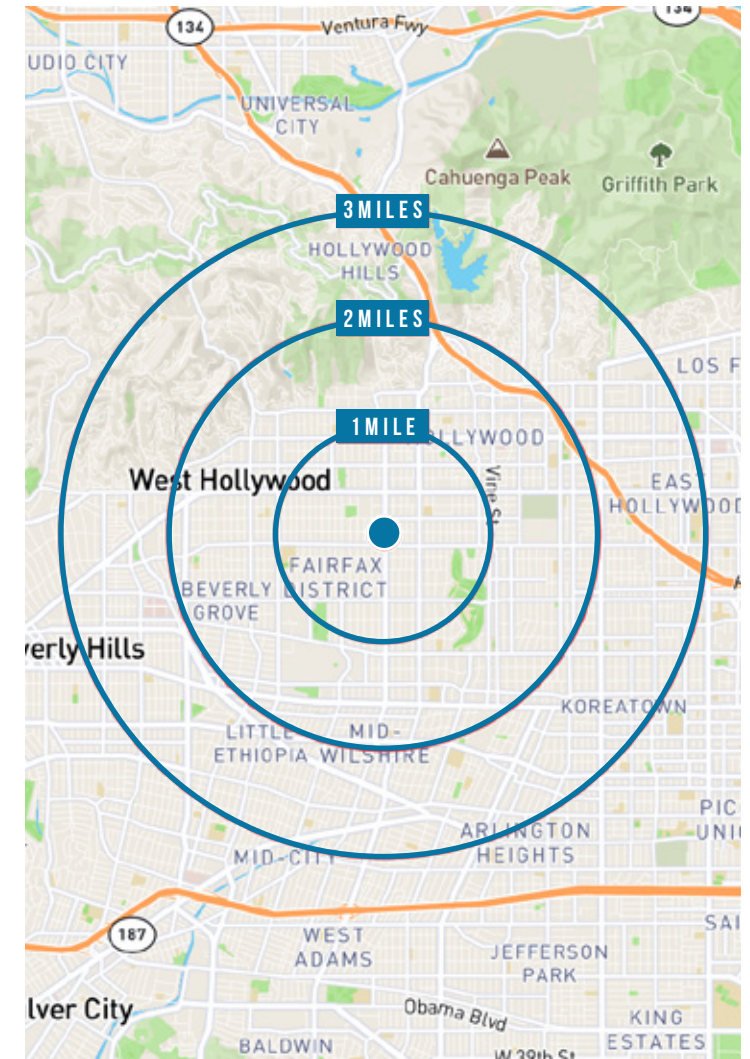


DISCLAIMER: THE SITE PLAN IS ROUGH MEASUREMENTS AND DIMENSIONS AND NOT DRAWN TO SCALE NOR A COMPLETELY ACCURATE LAYOUT OF THE EXISTING PROPERTY. BUYER/LESSEE TO CONFIRM. SELLER/LESSOR/BROKER MAKE NO REPRESENTATION AS TO ITS ACCURACY.



# DEMOGRAPHICS

DEMOGRAPHIC BRIEF	1MILE	2MILES	3MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	44,639	180,069	404,441
2029 Population - Five Year Projection	44,588	181,265	408,400
2020 Population - Census	44,664	180,735	409,096
2010 Population - Census	42,424	172,888	407,236
2020-2024 Annual Population Growth Rate	-0.01%	-0.09%	-0.27%
2024-2029 Annual Population Growth Rate	-0.02%	0.13%	0.20%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	24,538	100,262	204,419
2029 Households - Five Year Projection	25,219	103,962	212,844
2010 Households - Census	22,205	90,982	190,889
2020 Households - Census	23,778	97,399	200,404
2020-2024 Compound Annual Household Growth Rate	0.74%	0.68%	0.47%
2024-2029 Annual Household Growth Rate	0.55%	0.73%	0.81%
2024 Average Household Size	1.79	1.76	1.94
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$132,269	\$130,894	\$125,120
2029 Average Household Income	\$152,067	\$150,741	\$144,385
2024 Median Household Income	\$84,546	\$83,686	\$79,034
2029 Median Household Income	\$98,666	\$97,286	\$92,668
2024 Per Capita Income	\$73,083	\$72,892	\$63,293
2029 Per Capita Income	\$86,436	\$86,454	\$75,294
<b>HOUSING UNITS</b>			
2024 Housing Units	27,274	111,211	225,084
2024 Vacant Housing Units	2,736	10,949	20,665
2024 Occupied Housing Units	24,538	100,262	204,419
2024 Owner Occupied Housing Units	3,743	16,890	38,706
2024 Renter Occupied Housing Units	20,795	83,372	165,713
<b>EDUCATION</b>			
2024 Population 25 and Over	36,595	148,761	326,892
High School Diploma	3,592	16,001	42,998
Bachelor's Degree	16,722	63,183	122,610
<b>PLACE OF WORK</b>			
2024 Businesses	3,855	17,351	35,227
2024 Employees	21,714	125,308	247,282



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